



**DEVELOPER**

PRESENTS

The image features a night-time view of a city skyline, with a prominent skyscraper in the center. The skyscraper has a distinctive red, pointed top and is illuminated. The city lights are visible in the background, creating a dense urban landscape. The overall tone is dark and sophisticated.

**A**  
TOWER

Luxury Living  
IN THE HEART OF DUBAI

[www.aatower.ae](http://www.aatower.ae)

The image features two views of the AAT Tower skyscraper. On the left, the tower is shown from a low angle, highlighting its distinctive copper-colored facade and the sharp, pointed top. On the right, a taller, more detailed view of the tower is shown, revealing its dark glass and steel structure. The background is a light-colored, veined marble texture. The text is centered in the upper half of the image.

AN ADDRESS LIKE NO OTHER

A Residence Defined by Location,  
Luxury & Unmatched Views

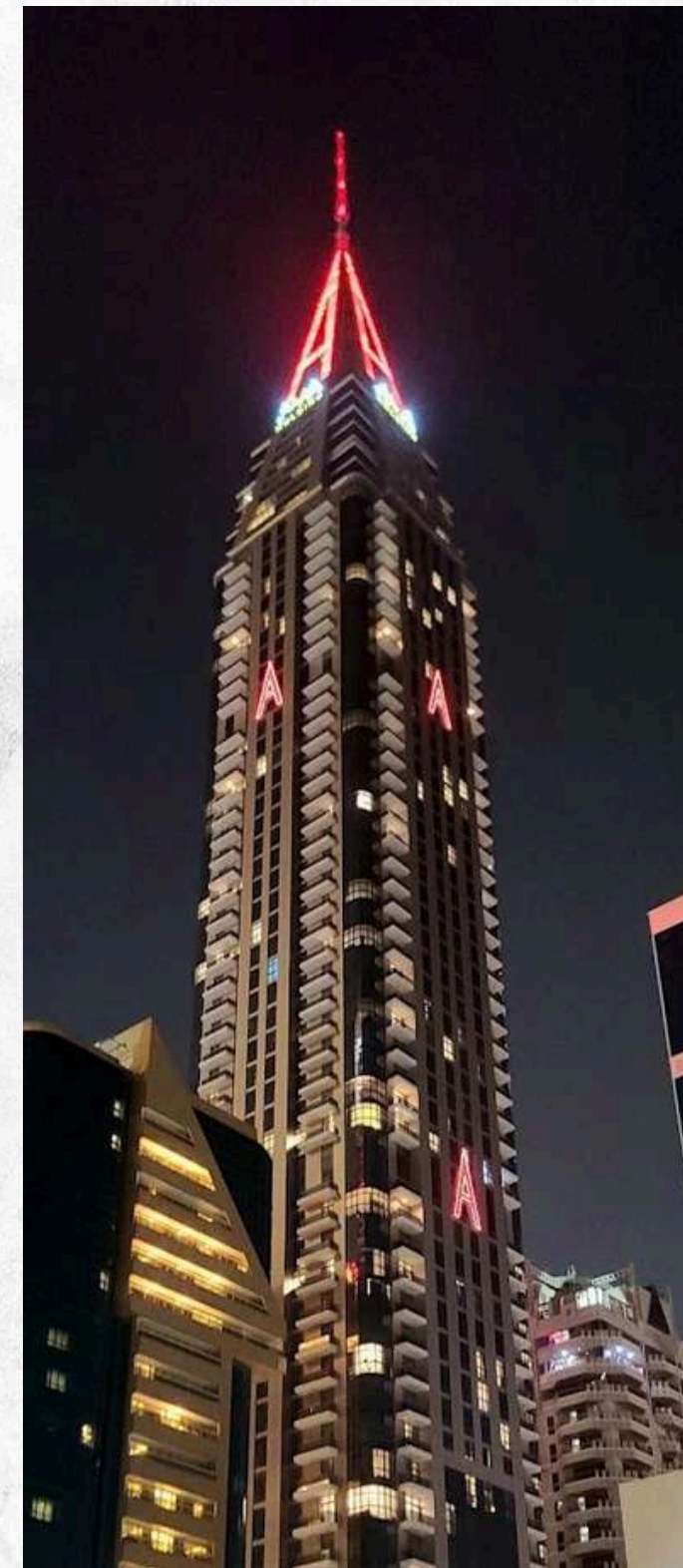
# A Landmark

[www.aatower.ae](http://www.aatower.ae)



# AA TOWER

Not just a building, but a landmark



# AA TOWER

114<sup>th</sup>

Tallest in then World

22<sup>nd</sup>

Tallest in Middle East

19<sup>th</sup>

Tallest in United Arab Emirates

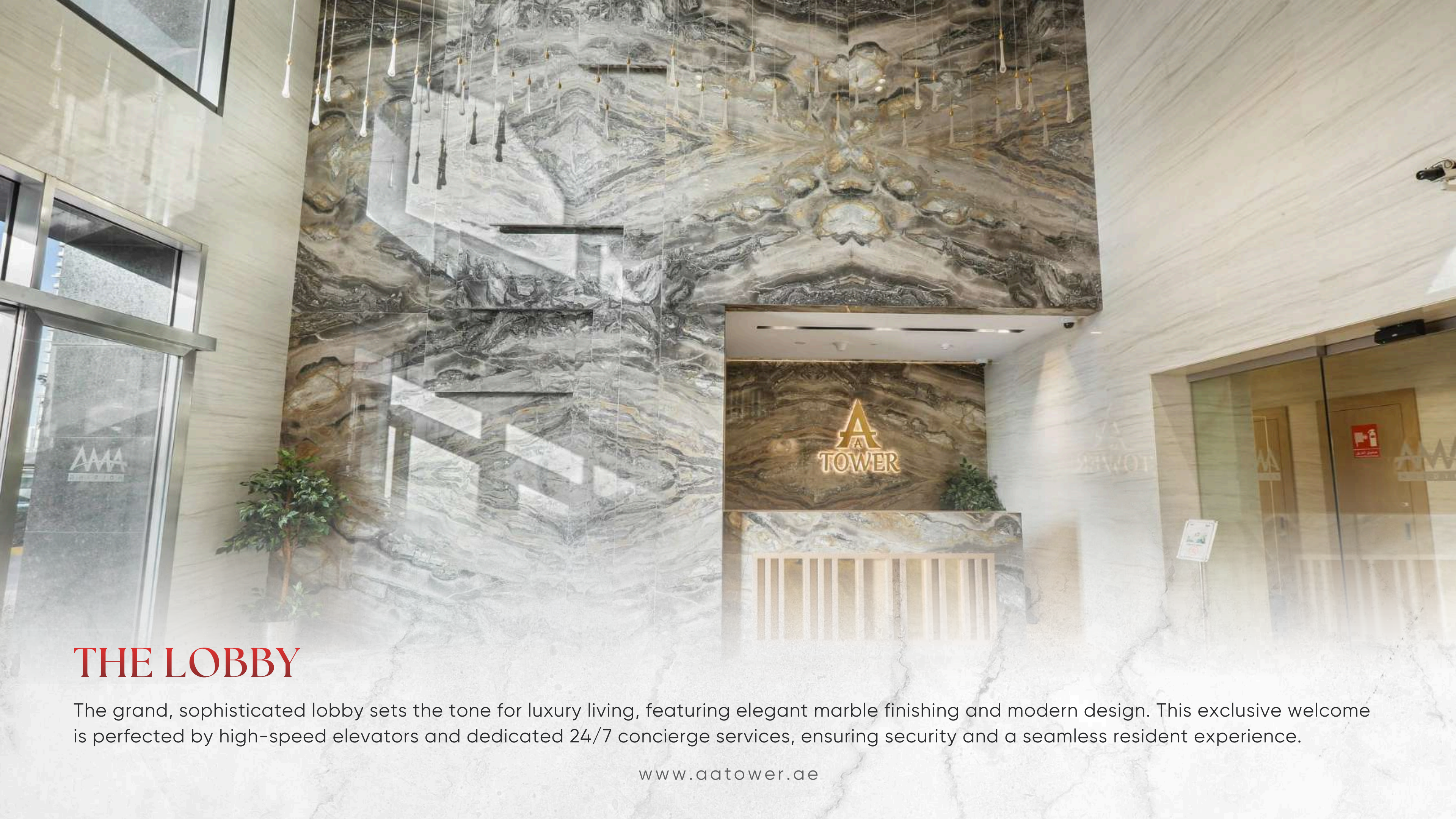
17<sup>th</sup>

Tallest in Dubai



# THE LOBBY & LIFT

[www.aatower.ae](http://www.aatower.ae)



## THE LOBBY

The grand, sophisticated lobby sets the tone for luxury living, featuring elegant marble finishing and modern design. This exclusive welcome is perfected by high-speed elevators and dedicated 24/7 concierge services, ensuring security and a seamless resident experience.

[www.aatower.ae](http://www.aatower.ae)

“A meticulously crafted sanctuary, where striking marble finishes and contemporary elegance greet you at every turn.



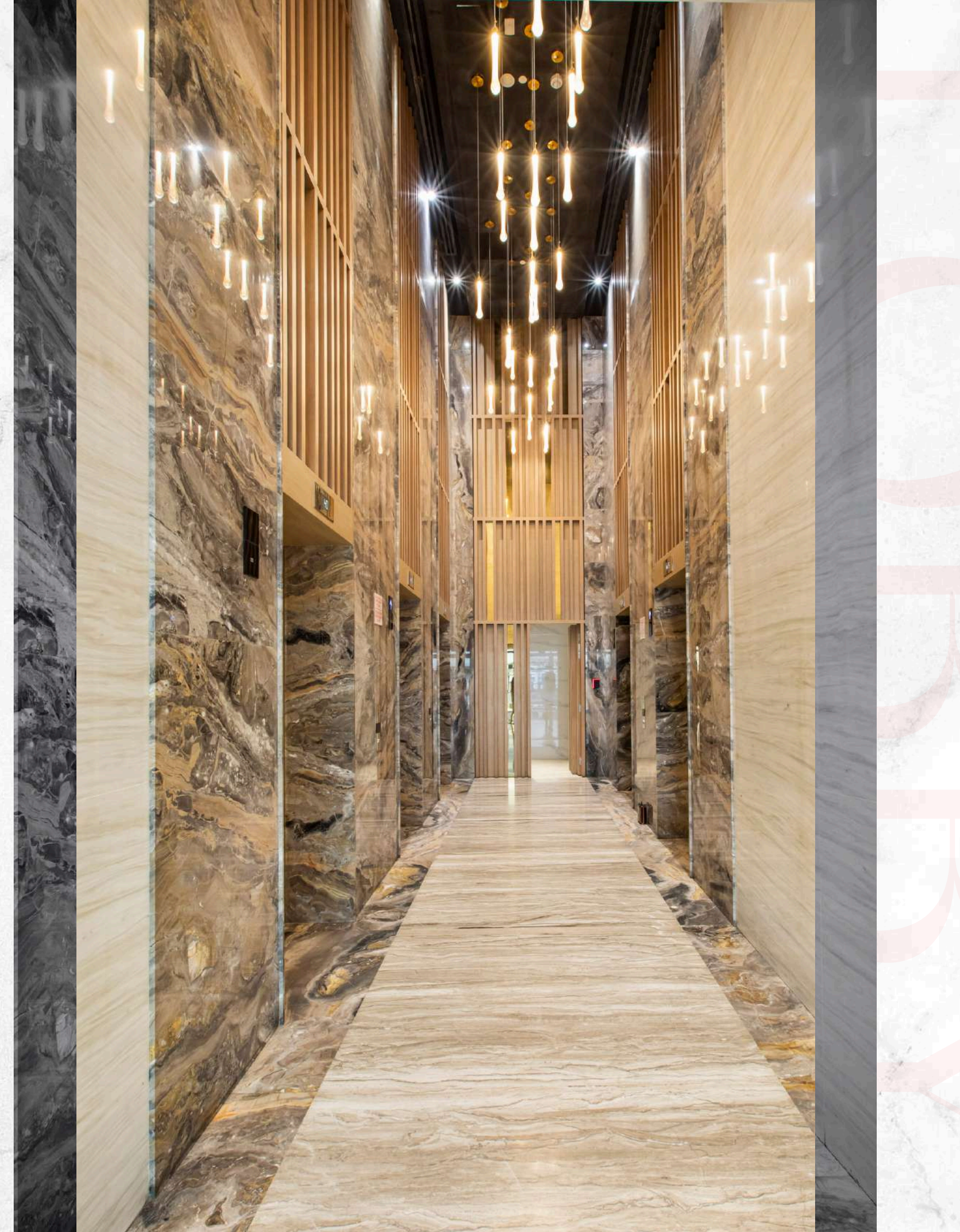
# LIFT LOBBY

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## 9 HIGH SPEED ELEVATORS

Experience the ultimate peace of mind with our exclusive Smart Card Access, ensuring only authorized residents can enter, thus maintaining enhanced security and preventing any unauthorized access. This private, secure environment is integral to the true elegance of city living at AA Tower.

Enjoy an effortless ascent; our high-speed elevators redefine efficiency, moving at a remarkable two floors every second.



# ROOFTOP POOL & WELLNESS AREA

[www.aatower.ae](http://www.aatower.ae)

# DIVE INTO SERENITY

Ascend to the pinnacle of leisure, where the tower is crowned by a spectacular 1,300 sq ft rooftop swimming area, offering residents a truly magnificent sanctuary with breathtaking, panoramic city views.

# THE BALCONY

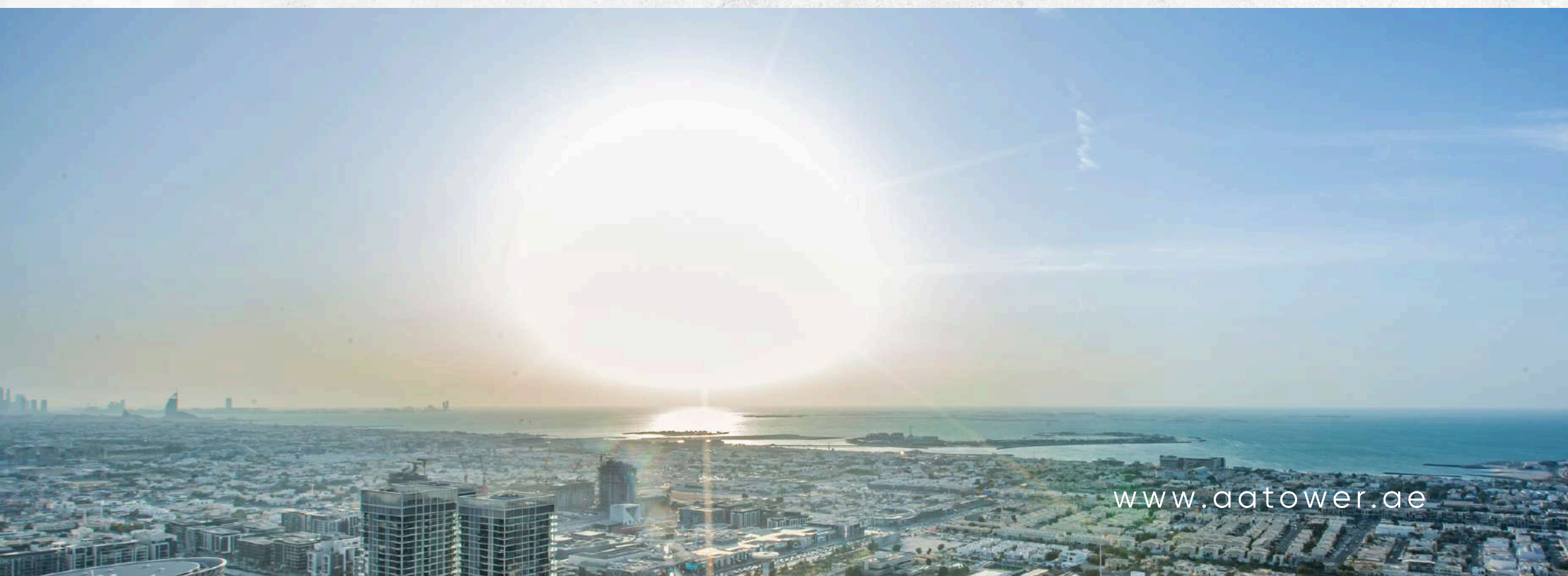
[www.aatower.ae](http://www.aatower.ae)

Views that will take  
your breath away



## *Burj Khalifa & Arabian Sea* *Like you've never seen before!*

Experience a panorama of Dubai's best, with the architectural majesty of the Burj Khalifa and the serene, boundless beauty of the Arabian Sea framed perfectly in your view—a perspective on the city like you've never seen before.



[www.aatower.ae](http://www.aatower.ae)

# A DREAM WORTH LIVING

## ***Why choose just one view?***

Enjoy the sea and panoramic views of the Downtown skyline. All from a single home. This unique combination is hard to find anywhere else in Dubai.

# THE APARTMENTS

[www.aatower.ae](http://www.aatower.ae)



# 2 BEDROOM APARTMENTS

[www.aatower.ae](http://www.aatower.ae)

# LIVING ROOM



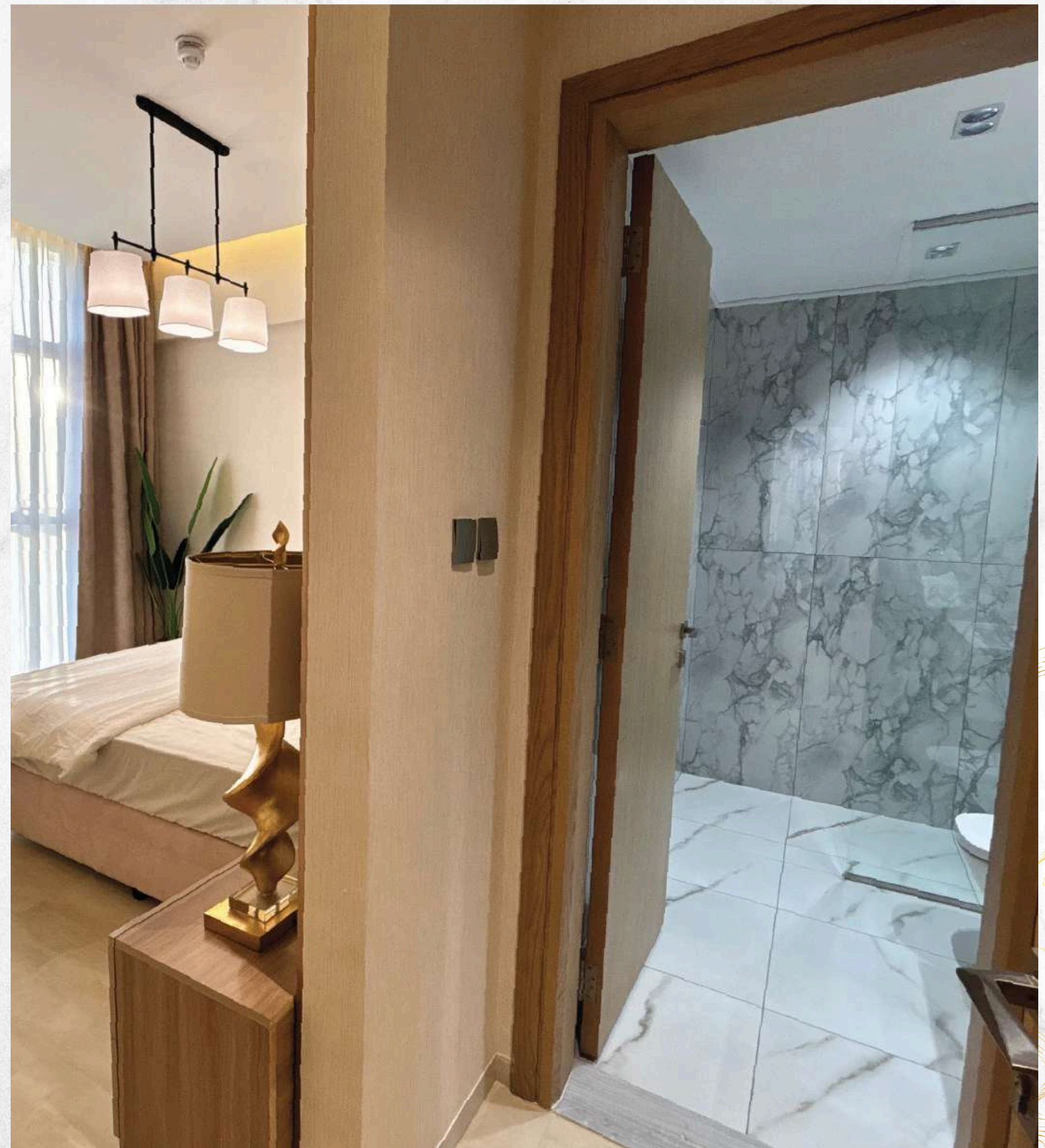


# OPEN KITCHEN



# BEDROOM ONE





# BATHROOM



# BEDROOM TWO



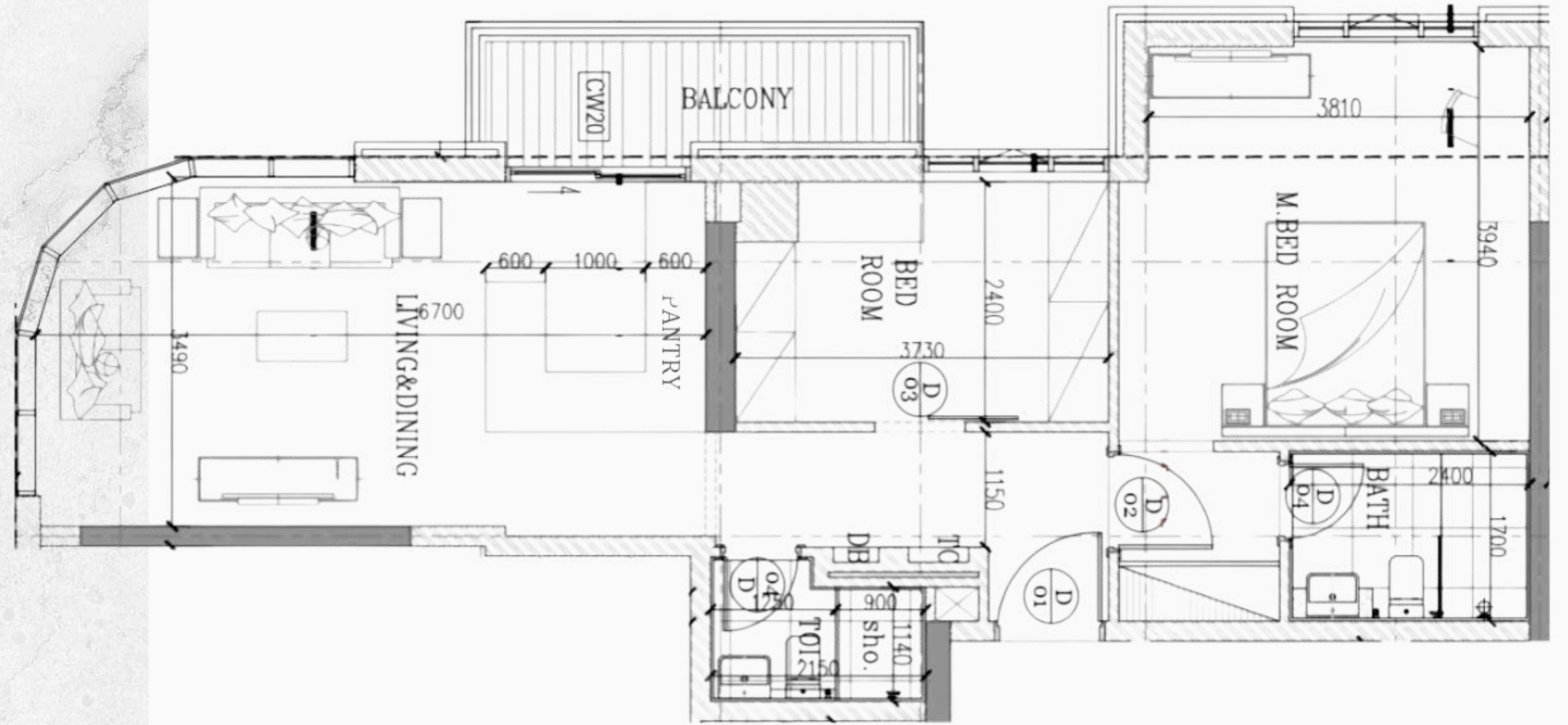


[www.aatower.ae](http://www.aatower.ae)

# BALCONY VIEW



# 2 BEDROOM APARTMENTS FLOOR PLAN





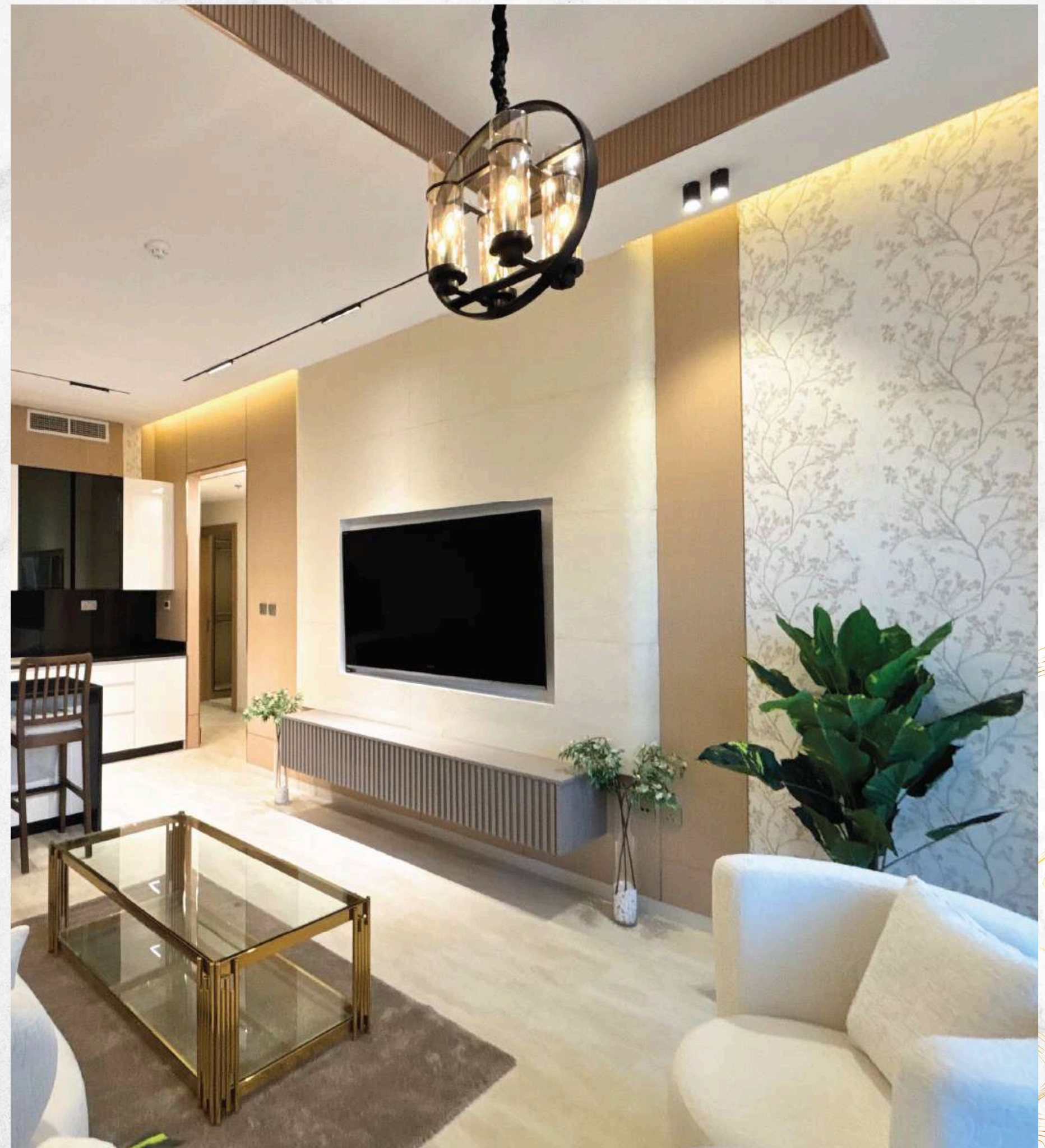
# 3 BEDROOM APARTMENTS

[www.aatower.ae](http://www.aatower.ae)

# LIVING ROOM





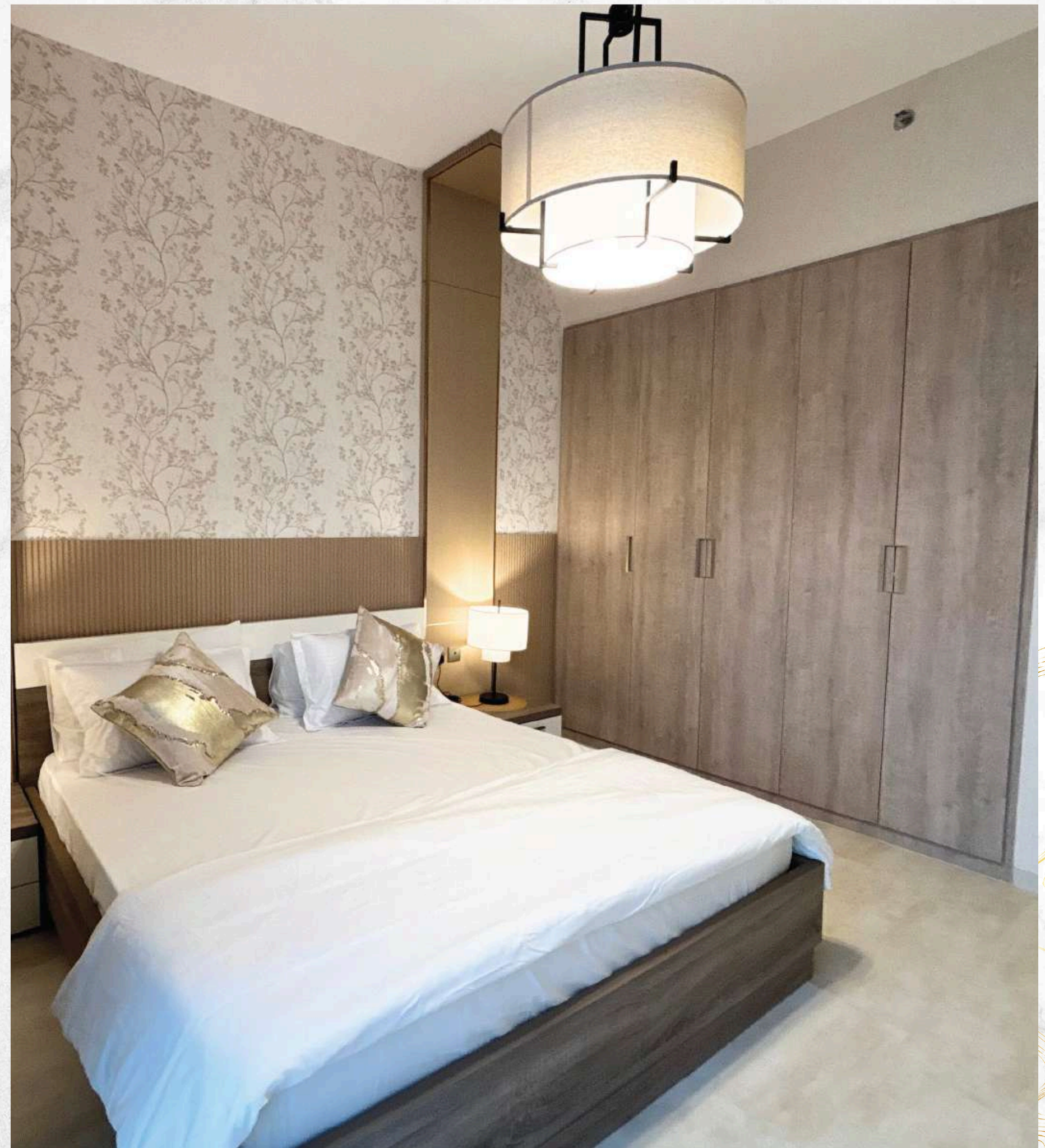


# OPEN KITCHEN



# BEDROOM ONE





# BEDROOM TWO





# BEDROOM THREE





# BATHROOM

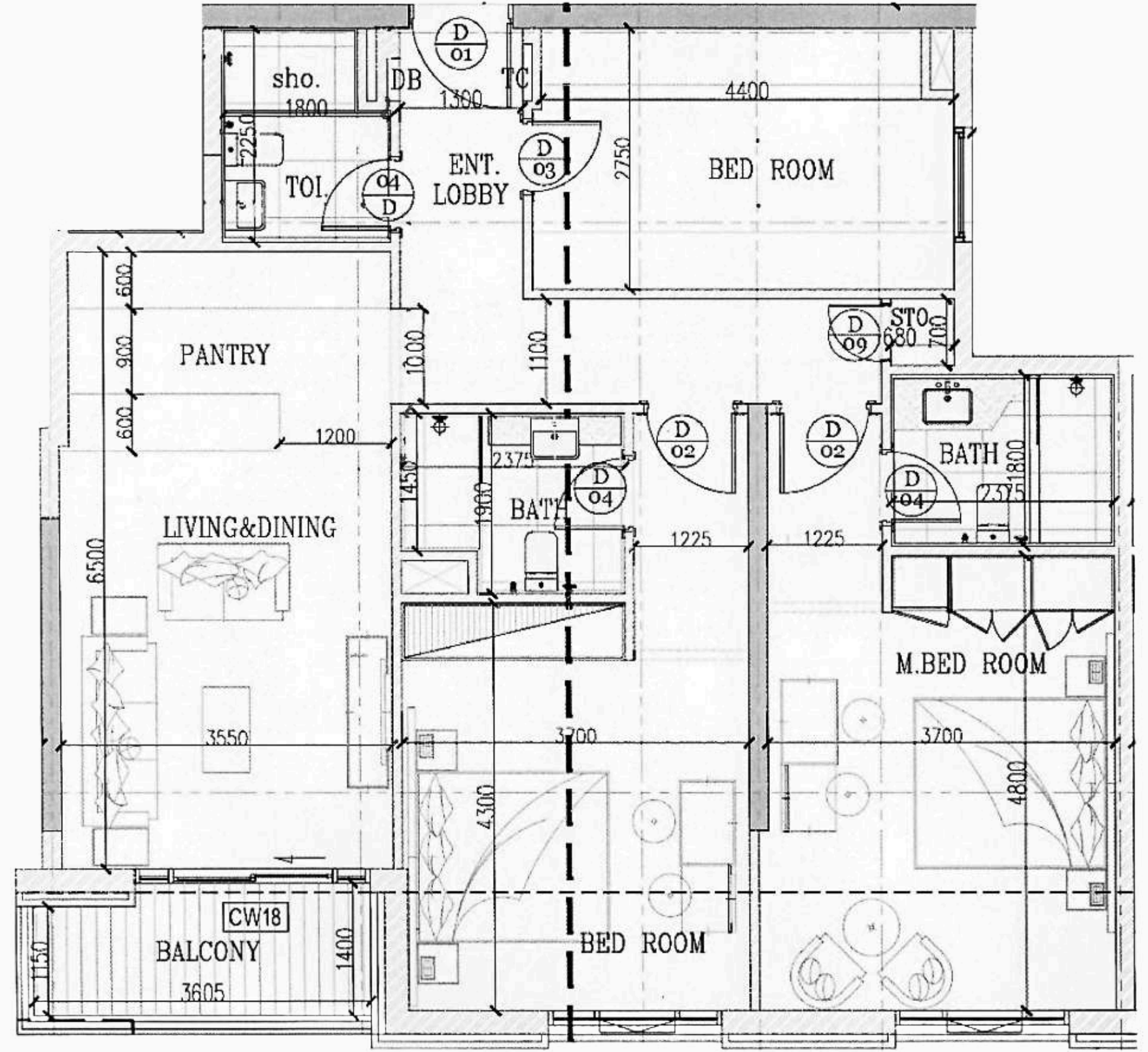




# BALCONY VIEW



# 3 BEDROOM APARTMENTS FLOOR PLAN



# THE LOCATION

[www.aatower.ae](http://www.aatower.ae)



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## FINANCIAL CENTER METRO STATION

An unmatched location where Dubai is truly at your doorstep and connectivity is at its finest. Living here means embracing effortless access to the city's most prestigious destinations—DIFC, Downtown and beyond—all just minutes away. With the Metro and Bus Station only 50 meters from your home, convenience isn't a luxury; it's a way of life. No traffic, no waiting—just the privilege of being perfectly placed in the heart of it all.

# Location

## SHEIKH ZAYED ROAD (TRADE CENTRE FIRST)

**1 km**

Dubai International  
Financial Centre

**1.5 km**

Museum of the Future

**1.5 km**

Emirates Towers

**3 km**

Dubai World Trade Centre

**3 km**

Dubai Opera

**3 km**

Downtown Dubai

**3 km**

Burj Khalifa

**3 km**

(Souk Al Bahar /  
Dubai Fountain Area)

**12 km**

Dubai  
International  
Airport (DXB)

**4 km**

Dubai Canal  
Boardwalk

**1 km**

City Walk

**14 km**

Mall of the  
Emirates

# Neighborhood



## Attractions

- Museum of the Future-1.3 km
- Dubai Aquarium-1.5 km
- Dubai Ice Rink-1.6 km



## Cinemas

- Roxy Cinema at The Hub at City Walk - 1.0 km
- Reel Cinema at Rove Downtown - 1.0 km
- Reel Cinema at Dubai Mall - 1.0 km



## Parks & Beaches

- Index Park - 0.5 km
- Al Satwa Public Park - 0.5km
- Jumeriah Garden City Park - 1.3km



## Golf Club

- The Track Meydan Golf - 6.6 km
- Dubai Creek Golf & Yacht Club - 7.3 km
- Al Badia Golf Club - 9.1 km

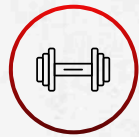
## Essentials:

- Cafes: StarBucks, Tim Hortons, Caribou Coffee
- Fast Food Restaurants: Pizza Hut, Hardees, Burger King, Subway, KFC,
- Grocery: Boardwalk, Union Coop,
- Pharmacy: Supercare Pharmacy
- School: Safa Early Learning Center, Citizens School



# Amenities

CRAFTING LIFESTYLES, ELEVATING EXPERIENCES



Gymnasium



Swimming Pool



Full Maintenance



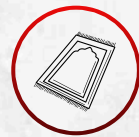
Parking Area



barbeque Area



24/7 Security



Prayer Room



Party Hall



Cinema Room



# INDOOR GYM



# CINEMA ROOM



# PRAYER ROOM



# ROOFTOP POOL





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**GET IN TOUCH NOW!**

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